

dcluINFO

The Latest News from the Seattle Department of Design, Construction & Land Use

DCLU Becoming Dept. of Planning & Development (DPD)

— a message from Diane Sugimura, Director

On October 26 DCLU will become the Department of Planning and Development (DPD). Although our name is shorter, the change reflects the fact that our responsibilities have grown to include a broad range of long-range planning duties.

In the past year, CityDesign and the Land Use Code and Policy Development team have been joined by the Comprehensive Plan team and the Executive Director and staff for the Seattle Planning Commission.

Mayor Nickels initiated the move to make this department the home for long-range physical planning, and the City Council has supported that change. At the same time, both the Mayor and City Council continue to insist that we find ways to improve our overall services to our applicants, and the community. We at DPD accept that support and challenge.

Our long-range planners have a number of

See **dclu name change** on page 13

Test Your Seattle IQ

Did you know that San Francisco is the only large American city with a lower percentage of households with children than Seattle? Or that two of five households now consist of just one person?

— Details on our changing population, pg. 4

Dietrich to Speak at Comp Plan Update Workshop

To encourage public involvement in the coming 10-year update to Seattle's Comprehensive ("Comp") Plan, the City's blueprint for managing growth, DCLU and the Seattle Planning Commission will host a public workshop on October 14 featuring *Seattle Times* staff reporter William Dietrich as keynote speaker.

Dietrich, whose coverage of the Exxon Valdez oil spill won him a Pulitzer prize, wrote a series of articles for *Pacific Northwest* magazine over the past year on the challenges of growth in the Puget Sound area. Based on conversations with people around the Northwest, his series observed both successes and failures in dealing with growth.

Dietrich's workshop presentation will set the stage for discussion on updating Seattle's Comp Plan, which guides decisions about how much growth Seattle should take, where growth should be located, and how it affects land use, transportation, housing, capital

See **comp plan update** on page 12

Inside INFO

- Approved Land Use Legislation.....2
- Demographic Snapshots.....4
- CityDesign News.....6
- Sustainability Case Study:
 - Traugott Terrace.....7
- Northgate, South Lake Union
 - Design Guidelines.....9
- New Residential Bldg Code.....10
- 2002 Electrical Code Effective
 - in October11
- Electrician Licensing Pilot
 - Project.....11
- State Code Revision Hearings.. 11
- Publication Updates13
- How to Reach Us at DCLU.....14



approved legislation

Seattle City Council

Seattle City Council in session at their new chambers on the second floor of the new City Hall. While still located at 600 Fourth Avenue, the building entrance is now on Fifth Avenue between Cherry and James Streets.

Viewing Legislation

Electronic versions of ordinances are available on the City Clerk's website at <http://clerk.ci.seattle.wa.us/~public/leghome.htm>.

Printed copies are available from the DCLU staff member listed or from the DCLU Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Ave., (206) 684-8467.

Permit Process for Monorail Facilities Approved

The permit approval process for monorail transit facilities necessary to establish and operate a monorail system has been approved by City Council. The ordinance (Council Bill #114647), passed on September 15, 2003, amending Seattle's Land Use Code (Title 23 of the Seattle Municipal Code, and Title 15, Street and Sidewalk Use). This legislation primarily:

- establishes responsibility for review and approval of monorail guideways under the authority of the Director of Transportation;
- establishes responsibility for review and approval of all other monorail transit facilities, and all monorail transit facilities in a Shoreline District, under the authority of the Director of DCLU;
- clarifies that permits are contingent upon City Council approval of the alignment of guideways and the location of other facilities; and
- defines a monorail transit system and associated uses.

The Council also approved resolutions stating the Council's intent to approve, by ordinance, design guidelines for the use of the City's Monorail Review Panel and City agencies as they review and approve the design of monorail facilities. Additionally, the Council established criteria to be used when it reviews the alignment and locations of monorail transit facilities and before it authorizes execution of a transit way agreement. The criteria include substantial evidence that the entire proposed "Green Line" authorized by voters, is capable of being constructed as approved by Council, within the budget established in the Seattle Popular Monorail Plan.

Another resolution approved by Council included support for the Seattle Monorail Project's (SMP) efforts to develop a monorail system that integrates bicycle routes and facilities with the monorail and other alternative modes of transportation. For more information on the SMP visit www.elevated.org.

For information on the Council's action on legislation related to construction of the monorail, please contact:

Martha Lester, Central Staff, (206) 684-8149, martha.lester@seattle.gov
John Skelton, DCLU, (206) 233-3883, john.skelton@seattle.gov

For information about the development of design guidelines for review of monorail facilities, please contact:

Cheryl Sizov, DCLU, (206) 684-3771, cheryl.sizov@seattle.gov

New B&Bs Now Allowed in Single Family Zones

Given sufficient parking and no outside evidence of such a use, new bed and breakfast (B&B) establishments are now allowed within Seattle's Single Family zones. B&Bs were previously prohibited in these zones unless established in 1987 or before.

The Land Use Code amendments to allow new B&Bs were proposed by Councilmember Richard Conlin and approved by City Council on September 22, 2003 (Council Bill #114702). These changes will allow new B&Bs as long as they containing no more than three guest rooms.

For additional information on this legislation, please contact:

Gordon Clowers, DCLU, (206) 684-8375, gordon.clowers@seattle.gov

Unanimous Vote in Favor of Farmer's Markets

A proposal to create a more practical permitting mechanism for intermittent events—farmers markets, school fundraising activities, festivals, and other intermittent uses—was approved unanimously by City Council on September 15, 2003.

Intermittent uses are uses that occur no more than two days per week for a period of up to one year. This new permitting approach relies on existing review criteria that are currently applicable to four-week and six-month temporary use permits.

The DCLU Director will now have the ability to grant, condition, or deny intermittent use applications based on the appropriateness of the proposed use and its compatibility with adjacent properties.

For more information on this legislation (Council Bill #114655), please contact:

Roque Deherrera, DCLU, (206) 615-0743, roque.deherrera@seattle.gov

Duwamish Retail Expansion Amendment Passes

Existing retail enterprises in the Duwamish Manufacturing/Industrial Center may now expand up to 30 percent beyond current size limits if they meet certain criteria, as a result of amendments to the Land Use Code passed by City Council on September 22, 2003.

Only businesses in existence at their current location since at least January 1, 1985 and having at least 50 percent of their gross sales to business or business representatives would be eligible for the special exception.

For additional information on this legislation (Council Bill #114681), please contact:

Kristian Kofoed, DCLU, (206) 233-7191, kristian.kofoed@seattle.gov



Save some trees. Read *dcluINFO* online.

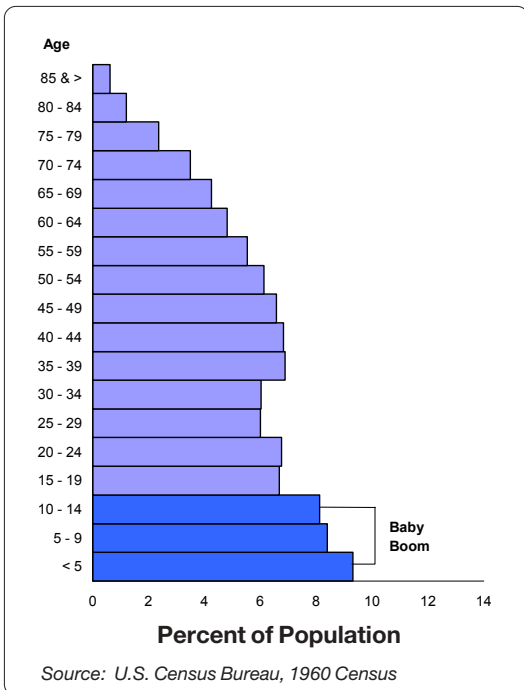
It's easy. Simply send an email to **pam.round@seattle.gov** saying you want to receive (or switch to) the online version. You'll receive a helpful monthly email reminder that includes a direct link to the month's headlines.

Just be sure to include your "snailmail" name and address, so we can remove you from our paper mailing list.

Demographic Snapshots

a monthly look at
Seattle's changing
population &
housing from the
City Demographer

Graph 1. Children Contributed Largest Numbers to Seattle in 1960



Changing Profile Shows Shift in Housing Needs

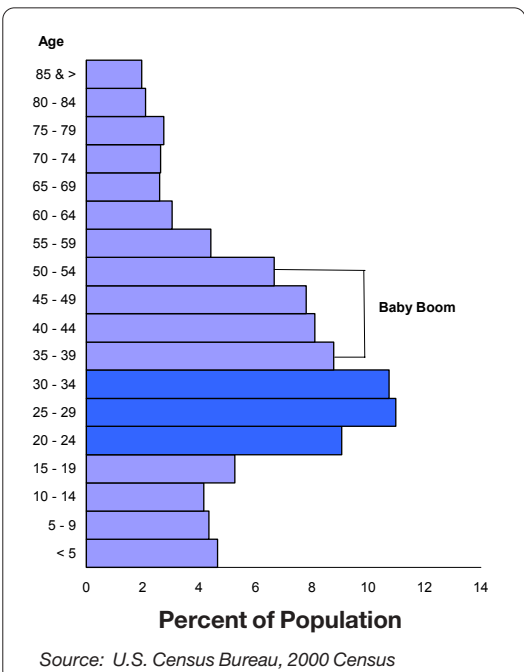
While Seattle experienced a slight increase in population between 1960 and 2000, the number of households grew rapidly. The city's population grew by just 1.1 percent during this time period, but the number of households grew 29 percent.

The 2000 census count showed Seattle's population had increased by only 6,287 since 1960, reaching an all-time high of 563,374. But large changes in the age makeup of Seattleites during these years mean that the demand for housing, and for particular types of housing, now differs greatly from the past.

Children Used to Dominate Seattle's Population

Like the rest of the country, children dominated Seattle's population in 1960. Known collectively as the baby boom, people born after World War II (between 1946-1964) overshadowed the number born before and after that time. **Graph 1** shows the ages of people living in Seattle in 1960.

Graph 2. Young Adults Contributed Largest Numbers to Seattle in 2000



Young Adults Now Largest Group, Due to Migration

By the year 2000 the baby boomers had reached ages 36-54, but despite their historically large numbers they no longer dominated the city's age profile as they had for four decades. Instead, young adults between 20-34 were the largest group (see **Graph 2**).

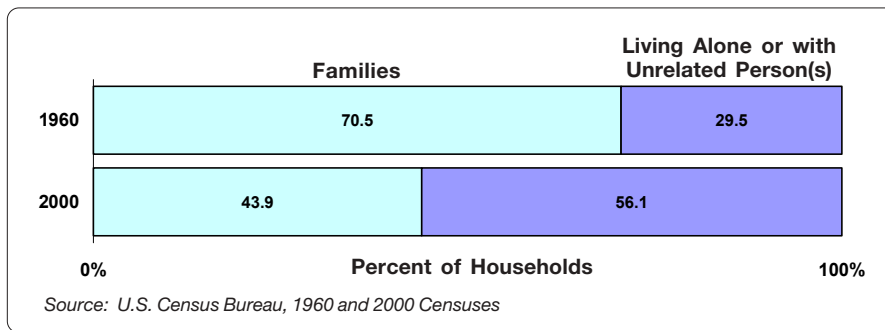
Spanning just 15 years, young adults numbered almost as high as the boomers, who span nearly 20 years. But, unlike the baby boomers in 1980 and 1990, Seattle's large number of young people in 2000 cannot be explained by an earlier spurt in births. Migration played a large role, as young people moved to Seattle for educational, employment, lifestyle, and other opportunities.

Children Playing Smaller Role

At the same time, children became a smaller and smaller share of the city between 1960-2000. One-third of the city's residents were under 20 in 1960, when the baby boomers accounted for all of those under 15. But by 2000, less than one-fifth of the city's population was under 20. In fact, of the nation's largest 25 cities, only San Francisco had a lower share of children in 2000 than Seattle.

See **demographic snapshots** on page 5

Graph 3. Change in Seattle Household Types from 1960-2000



“Our changing population characteristics and living choices point to a growing need for smaller, more affordable housing options.”

—Diane Sugimura
Director, DCLU

high level of homes that unrelated people share. Seattle is second only to San Francisco in the percent of households that are comprised of people unrelated to one another—15 percent. In 2000 only 44 percent of Seattle’s households were families, down from 71 percent in 1960. Families with children under 18 fell even more from over 33 percent to 18 percent.

Graph 3 shows Seattle’s mix of household types in 1960 and 2000.

These changes in mix of household types—fewer (and smaller) families and more people living alone or with people they are not related to—all contributed to a smaller number of people per household. The average household size declined from 2.70 persons per household in 1960 to 2.08 in 2000 (see **Graph 4**).

Legislation Being Developed to Address New Housing Demand

In a report released in August, the Seattle Planning Commission recommended that the City move forward with legislation permitting smaller single family units as a way to increase home ownership and accommodate new housing needs. DCLU has proposed legislation that would allow detached accessory dwelling units (ADUs) in single-family zones throughout the city. Legislation that would allow cottage housing—small single-family homes oriented around a common open space—is also in the works.

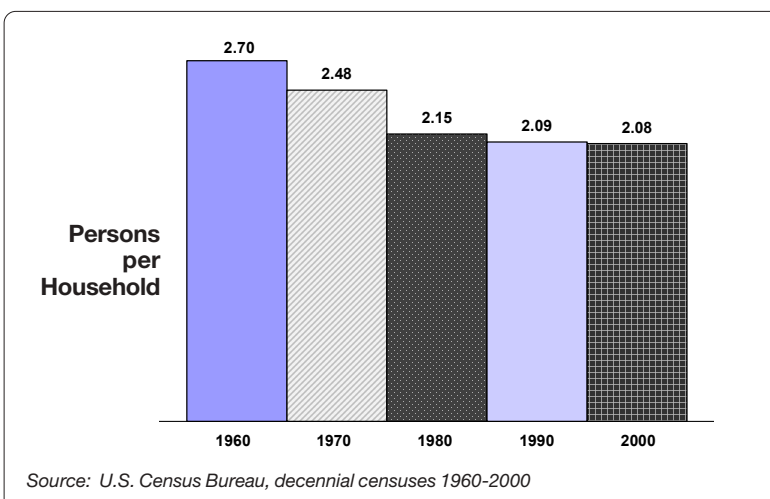
For details, see the September 2003 issue of *dcluINFO* or visit www.seattle.gov/dclu/codedev/housingchoices.

“We recognize that Seattle’s Land Use Code must keep pace with our changing demographics—smaller households, more people living alone, and an aging population,” said John Rahaim, City Planning Director. “DCLU will continue to use this important demographic information to inform our work to simplify and update the Code.”

For more information, visit the City of Seattle’s Population and Demographics website at www.seattle.gov/dclu/demographics or contact the City Demographer:

Diana Cornelius, DCLU, (206) 615-0483
diana.cornelius@seattle.gov

Graph 4. Seattle Household Size Declined from 1960-2000



citydesignNews

a monthly update from DCLU's
CityDesign Office



Proposed alignment for Monorail "Green Line" showing the Elliott/Mercer and 16th/Dravus stations most recently reviewed by the Monorail Review Panel.

Image courtesy of VIA Suzuki Architecture and the Seattle Monorail Project.

Monorail Review Panel

The Monorail Review Panel (MRP) has been meeting since May to review planning and design elements of the voter-approved Seattle Monorail Project. So far the Panel has reviewed the project and review schedule, urban design goals and principles, elements of distinction and of continuity within the Monorail corridor, possible Seattle Center alignment options, and templates and prototypes for station presentations. The Panel has also seen early ideas for system-wide design and landscape as well as concept design for Interbay segment stations at Dravus and Mercer.

In early October, the Panel is scheduled to see overviews of public art and street design/streetscape, as well as some structural design options for the guideway. The Panel will also continue its discussion of guideway alignment and station location.

Later in the month, the Panel is expected to review concept design for the Operations Center and

See **monorail review panel** on page 12

Light Rail Review Panel

The Light Rail Review Panel (LRRP) has completed its review of the initial segment of Central Link light rail with the review and recommendation for approval of Beacon Hill Station 90% design. The Panel may meet again to review all of the artwork for the initial segment of Central Link; otherwise, regular meetings for review of North Link are scheduled to begin with draft SEIS review in October 2003. Meetings will be held the first and third Tuesdays of the month effective October 21. For more information, visit the LRRP website at www.cityofseattle.net/dclu/citydesign/ProjectReview/LRRP or contact:

Lisa Rutzick, (206) 386-9049, lisa.rutzick@seattle.gov

Seattle Design Commission

Project Review Updates: The Commission reviewed the following projects in the month of September: Bitter Lake Reservoir Open Space Schematic Design, Gasworks Park Schematic Design Update, preliminary design for the Fremont Bridge Approaches Replacement project, and ongoing work on the Center City Circulation Study. They were also briefed by the City's Monorail

See **citydesign news** on page 12

citydesign

Shaping the civic character of Seattle's
built and natural environment

CASE STUDY: Sustainable Building



INFORMATIONAL
SUPPLEMENT FOR
DCLU CUSTOMERS

traugott terrace

*the nation's first
LEED™ certified affordable housing*



Traugott Terrace is located at 2313 Third Avenue above the Matt Talbot Center. It was built by Catholic Community Services (CCS) and the Archdiocesan Housing Authority (AHA).

Background Information

- Traugott Terrace provides 50 affordable housing units for individuals with incomes up to 30 percent of the median, many of whom have been homeless and are striving to regain a healthy life. Traugott has 12 transitional units, 22 studios, and 16 one-bedroom units for men and women.
- The Matt Talbot Center provides a variety of services to individuals in drug and alcohol recovery to help them achieve self-sufficiency.
- CCS is the State's largest local private provider of assistance to the poor and vulnerable.
- AHA develops and manages housing options for low income, homeless and special needs individuals and families in Western Washington.

The July 2003 issue of dcluINFO featured a case study on the Carkeek Park Environmental Learning Center, the City of Seattle's first LEED™ Gold-certified building. This month's feature highlights the nation's first LEED™ certified affordable housing project in Seattle's Belltown neighborhood.

Traugott Terrace, Seattle's newest affordable housing project, opens with two important firsts to its credit: it is the first "clean and sober" affordable housing project of its kind developed in Washington State, and it is the first LEED™ certified affordable housing project in the United States. Surprisingly, it was also built within a very tight budget.

This ground-breaking project also demonstrates

- that sound business decisions can
- support environmental, social, and
- economic goals, and that these goals
- can be complimentary, rather than
- competitive.

- Traugott Terrace was partially
- funded by the City's Office of Housing
- (OH), which partnered early with the
- Archdiocesan Housing Authority
- (AHA) to encourage the project team
- to embrace environmentally respon-
- sible design. The development team
- and owners were already committed
- to these goals and viewed sustain-
- able building as a framework that
- could be embraced to help improve long-term durability, reduce operating
- costs, and provide a healthy environment for the individuals living at
- Traugott while in recovery.

- AHA is committed to providing environments "for people to live with
- dignity," so the primary design strategy was to create an uplifting and healthy
- environment. The team, lead by architectural firm Environmental Works,

"Traugott Terrace offers us a unique opportunity to provide an eco-friendly environment for persons who have found new hope in their lives. It also expresses our commitment to being good stewards of our region's natural resources."

Michael Reichert, President
Catholic Community Services &
Archdiocesan Housing Authority

See **case study: traugott terrace** on page 8

Green Features

Here are just a few sustainability features the Traugott Terrace team is pleased to report:

- **Annual energy savings estimated at over 25% beyond the ASHRAE 90.1 standard** for a comparable building. Energy efficiency was optimized by integrating a number of strategies, including: high performance building envelope with a better insulation package in the walls and roof and super efficiency windows and sliding doors; daylight design and energy efficient lighting; KONE gearless-traction elevator; heat recovery ventilator for replacement air in common spaces; reduced hot water heating requirements; and, Energy Start roof coating to reduce solar absorption.
- **Water use reduced 33%** by installing low-flow plumbing fixtures, which also saved over \$9,000 in yearly hot water heating.
- **Healthy indoor environments created** by illuminating the space with natural daylight and carefully selecting building materials that enhance health, such as low-VOC paints, coatings and adhesives, and natural materials like linoleum.
- **Natural resources conserved by recycling over 75% of construction waste**, and specifying recycled-content materials like carpet, gypsum wallboard, acoustic ceiling tiles, insulation steel siding and structural steel, and concrete with fly-ash replacement for cement.
- **Forests and biodiversity protected** by specifying wood products harvested from sustainably well-managed forests certified by the Forest Stewardship Council.
- **Exterior light pollution minimized** by directing the light only where it is needed for safety and security.

case study: traugott terrace, *cont. from page 7*

focused on natural daylight to create a light, airy and comfortable atmosphere. The daylight design was challenging because the property is located mid-block on Third Avenue, but designing around an alley-facing courtyard provides daylight in 90 percent of the living and common spaces.

Project budgets for affordable housing are tight, but the project team was able to achieve its sustainable building goals within budget. In fact, the bid came in under the project budget of \$6.4 million, allowing several



Designing around an alley-facing courtyard enabled daylight to reach 90 percent of the living and common spaces.

features to be upgraded to improve durability and energy performance and create a healthier indoor environment. Over \$200,000 of upgrades were directed towards three features: super energy efficient, operable windows and sliding doors, a KONE gearless-traction elevator instead of a hydraulic model, and linoleum flooring to replace vinyl.

Traugott received technical assistance from OH and Seattle City Light, and took advantage of two incentive programs, receiving over \$36,000 in energy efficiency rebates through Seattle City Light's Built Smart program and \$15,000 through the City's LEED™ Incentive Program.

This project proved that green building can be cost-effective, improve durability and provide high quality, healthy environments.

For More Information

To explore DCLU's role in sustainable building, visit www.cityofseattle.net/dclu/sustainability or contact:

Lynne Barker, DCLU, (206) 684-0806
lynne.barker@seattle.gov

For more information on the groups mentioned in this article, visit:

- Catholic Community Services and Archdiocesan Housing Authority — www.ccsww.org
- City of Seattle Sustainable Building Program — www.cityofseattle.net/sustainablebuilding
- City of Seattle Office of Housing — www.seattle.gov/housing
- "SeaGreen: Greening Seattle's Affordable Housing" — www.seattle.gov/housing/07-FreePublications/SeaGreen.pdf
- Seattle City Light's Built Smart program — www.seattle.gov/light/conserve/resident/cv5_bs.html
- LEED™ Incentive Program — www.seattle.gov/light/conserve/sustainability/leed

Built Green™ Design Competition Workshop

A full-day educational workshop on Built Green™ will be held October 23, 2003. Register today!

For details on the workshop or the competition visit www.seattle.gov/dclu/sustainability or contact Lynne Barker, (206) 684-0806, lynne.barker@seattle.gov.

Neighborhood Design Guidelines for Northgate and South Lake Union

Neighborhood-specific design guidelines for the Northgate and South Lake Union areas are currently being considered by City Council. These guidelines outline the design objectives to be met by new commercial and multifamily development proposals subject to design review within these areas. Adoption of both could happen this fall.

These amendments to the Land Use Code, proposed by the Mayor, would augment the existing Citywide Design

Guidelines, which are intended to increase awareness and appreciation for good design and involvement in the design review process.

A number of neighborhoods throughout the city have requested assistance with or approval of neighborhood specific design guidelines through the neighborhood planning process. The South Lake Union guidelines will be the eighth set, and Northgate the ninth, of neighborhood-specific design guidelines to be introduced to the City Council for consideration and adoption. DCLU continues to work with other neighborhoods in preparing design guidelines.

Northgate

Building on urban design-related goals and recommendations included in the 1993 Northgate Area Comprehensive Plan, the "Northgate Urban Center & Overlay

District Design Guidelines" are intended to provide methods and identify opportunities for new developments to make a positive contribution to the neighborhoods of Northgate. The guidelines aim to:

- create a vibrant pedestrian center and enhance pedestrian mobility, including passage through and among characteristically large sites;
- encourage the strategic location of landscaping and open space to enhance the pedestrian environment

and absorb run-off; and

- respond to existing positive characteristics of the built environment.

The guidelines will be used in conjunction with regulations that apply throughout the Northgate Overlay District.

Questions about the proposed guidelines should be directed to either of the following:

Kristian Kofoed, DCLU
(206) 233-7191
kristian.kofoed@seattle.gov

John Skelton, DCLU
(206) 233-3883
john.skelton@seattle.gov

South Lake Union

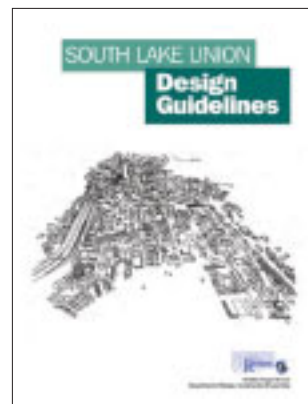
The "South Lake Union Urban Village Design Guidelines" address

architectural character, height, bulk and scale compatibility and the pedestrian environment. Existing development in the area is generally low-density.

Many South Lake Union (SLU) sites have been developed below their zoned capacity, including a significant number of surface parking lots. The SLU design guidelines provide methods and techniques to ensure that new development is sensitive to existing scale, where appropriate. However, they also recognized that new developments could provide the opportunity for a broader mix of businesses and residential units and a gradually increased scale and intensity of development.

Questions about the proposed guidelines should be directed to:

Mike Podowski, DCLU
(206) 386-1988
mike.podowski@seattle.gov



For More Info

Both proposed guidelines are available at DCLU's Public Resource Center on the 20th floor of the Key Tower at 700 Fifth Avenue in downtown Seattle. They may also be obtained from our website at

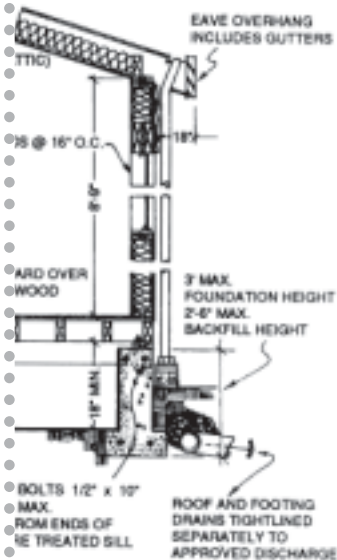
www.seattle.gov/

dclu/Publications/Design_Review_Guidelines.

Additional information on neighborhood specific design guidelines is available in past issues of *dcluINFO* or on our news page at www.seattle.gov/dclu/news.

code updates

An inside look at the latest technical code developments



New Residential Building Code for Seattle

Seattle is expecting a new addition to the family of codes—the International Residential Code (IRC). The IRC will apply to single-family residences, duplexes and townhouses not more than three stories in height. It will also apply to structures accessory to these residences. Buildings more than three stories, whether townhouses, single-family residences or duplexes, will be subject to the International Building Code (IBC). DCLU will also allow applicants to choose to use the IBC as an alternative to the IRC.

The IRC contains complete provisions for residential construction. It has chapters on foundations, walls, floors, roofs, mechanical equipment, plumbing, electrical and energy conservation. However, in Seattle and Washington, the chapters on plumbing, electrical and energy conservation will not be in effect. The State plumbing, electrical and energy codes will continue to apply to residential buildings.

The IRC was developed with extensive participation by the National Association of Home Builders, so it is very oriented to the needs of the residential market. It is a prescriptive code that includes many drawings of construction details. For example, Figure R505.3 illustrates steel floor construction, showing the maximum header span, blocking, strapping, maximum cantilever and other details. The seismic design provisions are limited in scope, similar to the current UBC provisions for "conventional construction." Engineered structures will be required to conform to the IBC.

Most of the construction requirements in the IRC are very similar to what is currently required by the Seattle Building Code. There are a few differences. For instance, self-closing hardware will not be required on the doors between garages and houses. Handrails will only be required for stairways that have four or more risers, compared to the SBC, which requires handrails for stairways with two or more risers. A more significant change is that stairways with eight-inch rise and nine-inch treads are not allowed in the IRC or the IBC.

The Construction Codes Advisory Board is tentatively scheduled to discuss the IRC on October 16, 2003. If you would like to join the discussion, make comments on the IRC, or receive a copy of the draft Seattle Residential Code, contact:

Maureen Traxler, DCLU, (206) 233-3892, maureen.traxler@seattle.gov

About the New Codes

The International Construction Codes (ICC) take effect for Seattle and all of Washington in 2004, succeeding the Uniform Codes for Building, Mechanical and Fire.

However, the Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

The June through September issues of *dcluINFO* provided an overview of implementation and publishing dates, detailed changes in use and occupancy, an exploration of how the IBC regulates mixed use buildings, and how to comment on the State's proposed codes. If you have questions, please contact:

**Maureen Traxler, DCLU
(206) 233-3892
maureen.traxler@seattle.gov**

**Michael Aoki-Kramer, DCLU
(206) 684-7932
michael.aoki-kramer@seattle.gov**

2002 Seattle Electrical Code Becomes Effective in October 2003

The Seattle City Council passed the 2002 Seattle Electrical Code, which as of publication is awaiting the Mayor's signature. The new code will go into effect in sometime in late October 2003. The most noteworthy changes made to the Seattle Electrical Code for 2002 are:

- **Expanded Use of Nonmetallic Cable:** Per a new 2002 NEC provision, the Seattle Electrical Code permits the use of nonmetallic (NM) cable, or "romex," to be installed in all stories of combustible construction, i.e. Type III, IV, or V construction, with additional protections above NEC minimums. Also, the installation of 2-piece interlocking grommets is required where romex is installed in metal studs used within a type III, IV, or V buildings.
- **Additional Personnel Protection:** Requiring ground-fault circuit interrupter protection on outlets installed outdoors or in crawl spaces in other than dwelling units.
- **Permitting Clarifications:** Changing administrative sections to clarify what types of work do not require a permit and further clarify what types of work require plans and specifications to be submitted with the permit application. Non single family and duplex projects exceeding 2,500 square feet will require plan review.
- **Improving Coordination of Codes:** Coordination between City and State codes is improved by adding amendments and cross-references where appropriate. The Seattle Electrical Code's relationship to WAC 296-46B is clearly defined. Many WAC

issues are specifically identified, some are superseded.

- **Panelboards:** Panelboards for accessory dwelling units and other dwelling units must be located either within the unit or in a common location accessible to all tenants. In addition, illumination is required for outdoor residential lighting and appliance panelboards.

Copies of the new code will be available for purchase in early October from DCLU's Public Resource Center, 20th floor of the Key Tower at 700 Fifth Avenue, (206) 684-8467. If you have questions about the 2002 Seattle Electrical Code, please contact:

Dick Alford, DCLU, (206) 684-8421
Technical Code Support, (206) 684-5383



Announcing Electrician Licensing Pilot Project

In response to concerns raised during meetings to develop the 2002 Seattle Electrical Code, the Mayor has instructed DCLU to implement a pilot project to assess compliance with electrician licensing regulations. It is anticipated that the pilot project will begin sometime late in the fourth quarter of 2003 or early in the first quarter of 2004. We will keep you informed regarding the development and implementation of this pilot project. We look forward to your assistance and cooperation as we undertake this project. If you have questions, please contact:

Dick Alford, DCLU, (206) 684-8421 or Technical Code Support, (206) 684-5383



Hearings on Proposed Revisions to State Codes

As a reminder, the Washington State Building Code Council (WSBCC) is conducting hearings in October on proposed revisions to the Washington State Codes. An overview of the changes was provided in the September 2003 issue of *dcluINFO*. The actual text is now available on the WSBCC website at www.sbccc.wa.gov.

The hearing dates, locations, and agenda have now been announced on the "Meetings information" page of the WSBCC website. (This information supersedes the information on the "State Building Codes" page of their website.)

- October 10, 2003: Spokane City Hall Council Chambers, Spokane
- October 17, 2003: Holiday Inn Select, One Grady Way S, Renton

Both hearings start at 10 a.m. with an agenda as follows: (a) Building Code, (b) Residential Code, (c) Mechanical Code, (d) Fire Code, (e) Plumbing Code, (f) Energy Code, (g) Ventilation Code, and (h) WAC 51-04, Policies and Procedures.

The WSBCC will adopt the 2003 Washington State Codes on November 21, 2003. The code revisions will take effect statewide on July 1, 2004.

For further information on proposed revisions to the State codes, visit the WSBCC website. If you have questions about the Energy Code, contact:

John Hogan, DCLU, (206) 386-9145, john.hogan@seattle.gov

For questions regarding other technical codes, please contact:

Maureen Traxler, DCLU, (206) 233-3892, maureen.traxler@seattle.gov

comp plan update, *cont. from page 1*

facilities, and utilities.

The workshop on the Comp Plan update will be held from 7-9 p.m. at the Garfield Community Center, located at 2323 East Cherry Street. Planning Commissioners and staff from DCLU and other City departments will be on hand to talk about the kinds of changes being considered and the process involved in the update. Preliminary issues identified for reexamination include:

- designating South Lake Union neighborhood as an urban center,
- adding Northgate policies,
- monitoring growth in neighborhoods ,
- refining citywide environmental goals,
- establishing transportation goals for Urban Centers,
- connecting the Plan's transportation policies with specific actions, and
- using the Plan to more directly affect City investments.

State law requires that the City update the Plan by December 2004. The Comp Plan was first adopted in 1994 and currently covers the period to 2014. The update will include new citywide targets for households and jobs, and will extend the Plan an additional 10 years into the future to 2024.

Earlier this year DCLU published two reports on how the city has changed from the time the Comp Plan was first adopted; these are called "Monitoring Our Progress" and "Urban Village Case Studies." The monitoring report shows, by neighborhood, how many new housing units and jobs have been added. It also tracks change for about 30 other indicators that address some of the Plan's key policy areas. "Urban Village Case Studies" looks in depth at five neighborhoods and the types of changes that occurred in them since the Comp Plan and neighborhood plans were adopted.

Information on the update process, as well as background material on the Comp Plan, will be posted on DCLU's website at **www.seattle.gov/dclu/planning/comprehensive** as it becomes available. If you have questions, please contact:

Lish Whitson, DCLU
(206) 233-0079
lish.whitson@seattle.gov

monorail review panel, *cont. from page 6*

see an overview of signage and wayfinding.

The Panel is an advisory subcommittee of the Seattle Design Commission to City Council, the Mayor and City Departments. Comprised of members from the Design Commission, Seattle Planning Commission, and Seattle Design Review Boards, the Panel's goal is to ensure design excellence and the best fit of the Monorail in the city.

Meetings are held the first and third Mondays of the month at 4 p.m. For more information, please contact:

Cheryl Sizov, (206) 684-3771, cheryl.sizov@seattle.gov

seattle design commission, *cont. from page 6*

Team on station area planning, permit coordination and the Draft Environmental Impact Statement now under public review, and enjoyed a follow up briefing on open space for the High Point Master Plan. In addition, they discussed a Sustainable Design Checklist with staff from the City's Office of Sustainability and Environment that could be used on projects across City departments and culled a list of projects for the Commission's newest Letters of Commendation to be awarded in late fall.

In the next month, the Commission will be busy with a number of projects including: pre-design of Homer Harris Park, ongoing review of the SR520 Expansion Project, schematic design of the I-5 Open Space between Eastlake and Capital Hill, design development of Montlake Library, Schematic Design of Belltown Community Center and a design update on Haller Lake Maintenance Facility. Additionally, this fall, the Design Commission will continue its review of the Alaskan Way Viaduct Redevelopment Project and will co-sponsor along with the Planning Commission the second public forum on the Central Waterfront Plan scheduled for November 7. For the latest on the Central Waterfront Plan, please visit the project website at **www.seattle.gov/dclu/centralwaterfront**.

A few changes in the makeup of the Commission will take place this fall. Pam Beyette has been appointed by the Mayor to fill the fine artist position and Charles Anderson has been appointed to fill one of two landscape architect positions on the Commission. In addition, the Commission is looking for a qualified urban planner, ideally with expertise in transportation planning. Design Commission meetings are held the first and third Thursdays of each month and are open to the public. For more information, please contact:

Layne Cubell, Design Commission Coordinator, (206) 233-7911

publication updates

..... client assistance memos

updated

CAM 502, *Grading Regulations in Seattle*, has been revised to include regulations regarding side sewers and the tree protection ordinance, to update the grading matrix, and to include new threshold information on the drainage code and information on temporary erosion control plans.

..... **Electronic** copies of CAMs are available on our website at www.seattle.gov/dclu/publications. **Paper** copies are available from our Public Resource Center in Suite 2000 of Key Tower, 700-5th Ave, (206) 684-8467.

dclu name change, *cont. from page 1*

significant projects on their agenda, including: the 10-year update of Seattle's Comprehensive Plan, station area planning for the mono-rail, the Central Waterfront Plan, revisions to the commercial sections of the Land Use Code, and housing strategies for the University District and South Lake Union.

We are also continuing our work to improve permitting services and remain committed to meeting the permit turnaround goals set for us by Mayor Nickels. And we are working to improve our code enforcement services and information technology.

"Planning and Development" handles many activities that are directly related to the quality of our built and natural environment. Our duties now range from facilitating the development of a Central Waterfront Plan, to reviewing a new single family residence, to issuing side sewer repair permits online.

To meet our many challenges, I have reorganized and expanded my executive team:

Craig Ladiser is now Deputy Director of DPD. Under Craig's direct leadership is the important work of continuing our technology improvements (updating our 20 year old automation system), leading the

interdepartmental permitting team working on improving permitting City-wide, and developing the department's long range strategies for continuing and improving our services in the coming years. Previously head of Operations, Craig's experience and leadership will provide invaluable support to all aspects of the department.

Bob Laird is now Director of Operations, the group responsible for permitting activities in the department, from intake through review to final inspection. Bob was one of the managers of Code Compliance, and brings considerable code enforcement experience to the job, including the ability to facilitate the resolution of disputes. He is solution-oriented, a quality I find indispensable in our work, especially in our regulatory role.

Karen White is now Director of Code Compliance. Karen was also a manager in the compliance group, and brings to her new tasks a solid understanding of what it takes to succeed in the difficult world of code compliance. Karen is also solutions-oriented; I look forward to her strong leadership in this work, which supports our community in so many different ways.

John Rahaim is our new Planning Director. When I announced

John's selection (see "New DCLU Planning Director Selected," Sept. *dcluINFO*), I said I was looking for someone with the knowledge, experience, and passion to make long-range planning a central element for Seattle in preparing for the years and decades to come. It's a big task, and John is the person for the position.

Wendell Bowerman, our Chief Financial Officer, continues in his role as steward of our financial state. I will continue to rely on his solid understanding of how we successfully balance our revenues and services.

Alan Justad, head of Community Relations, will continue as the department's lead in public information and ombudsing. Alan will lead our efforts to articulate our expanded role in planning, development and code compliance to the community.

I look forward to hearing from you in the days and months ahead. Whether it's because of a concern you have over a permit, an idea you have for improving our services, or your thoughts in a stakeholder session regarding the future of our commercial code for land use, I welcome the opportunity to discuss something we all have a passion for—a growing, vibrant Seattle.

How To Reach Us At DCLU

700 Fifth Ave, Suite 2000, Seattle, WA 98104-5070

Permits

General Applications (Applicant Services Center) 206-684-8850
Drainage & Sewer Review Desk (includes side sewer permits). 684-5362
Land Use Reviewers (post-application only*) 684-8875
Master Use Permits..... 684-8467
Plans Routing 684-8169
Over-the-Counter (OTC) Permits (formerly Electrical Ctr) 684-8464
Plumbing & Gas Piping Permits (rep from Sea/KC Health Dept).... 684-5198
Sign Permits..... 684-8419

Inspections

Inspection Requests: General 684-8900
Inspectors: General 684-8950
Inspection Requests & Inspectors: Site/erosion control, pre-construction conferences, first ground disturbance 684-8860

Complaint Hotline

Construction, Housing & Land Use Complaints..... 684-7899

Information

General Department Information 684-8600
Applicant Services Center (formerly Permit Intake Center)..... 684-8850
Hours: M,W,F: 7:30 am-5:30 pm Tu,Th: 10:30 am-5:30 pm
City/Design/Design Commission..... 615-1349
Compliance Service Ctr (enforcement info, not complaints)..... 615-0808
Comprehensive Planning 233-0079
Events & Classes..... 684-8443
Media Relations 233-3891
Microfilm Library 233-5180
Planning Commission 684-0433
Property Owner/Tenant Assistance..... 684-7867
Public Resource Ctr (Hrs: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm). 684-8467
Publications 684-8467
Site Development 233-7232
Technical Support Line: Building Code (M-F: 1-4:15 pm) 684-4630
Technical Support Line: Energy/Mech Code (M-F: 1-4:15 pm).. 684-7846
Tenant Relocation Assistance Ordinance 684-7979
Zoning Info (General questions on Single Family, Parcel Zoning*) 684-8467
Zoning Info (Site-specific questions on Single Family Zoning*) 684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online "Q&A Service" at www.seattle.gov/dclu/landuse.

Administration

Office of the Director 684-8899
Codes, Policies & Community Relations..... 684-8880
Billing 684-4175

www.seattle.gov/dclu



City of Seattle
Department of Design,
Construction & Land Use
700 Fifth Avenue, Suite 2000
Seattle, WA 98104-5070
www.cityofseattle.net/dclu

Gregory J. Nickels
Mayor

Diane Sugimura
Director

Pam Round
Editor

Subscription Information:
(206) 233-3881

Printed on 50% recycled paper with 20%
post-consumer fiber content.